



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/08/2022 1437
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-066764

RECORDING REQUESTED BY
Title Alliance Platinum Agency, LLC

APN: 404-22-177

WHEN RECORDED MAIL TO
Title Alliance Platinum Agency, LLC
18291-N. Pima Road, Suite A-115
Scottsdale, AZ 85255
File No. 686-200040

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged

Steven Ross Ihde and Clara Macias Ihde, as Trustees of The Steven Ross Ihde and Clara Macias Ihde Living Trust, dated 7/7/20

do hereby convey to Sharon Huttunen, an unmarried woman

the following real property situated in Pinal County, Arizona:

See Exhibit A

SUBJECT TO existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

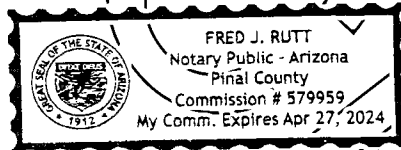
The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 27 day of May, 2022

The Steven Ross Ihde and Clara Macias Ihde Living Trust, dated 7/7/20

By: Steven Ross Ihde
Steven Ross Ihde, Trustee

By: Clara Macias Ihde
Clara Macias Ihde, Trustee



State of ARIZONA
County of PINAL

On this 28 day of MAY, 2022 before me, personally appeared Steven Ross Ihde and Clara Macias Ihde (name of signer) whose identity was proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this document, and who acknowledge that he/she signed the above/attached document.

My commission expires: 4-27-2024

[Signature]
Notary Public

EXHIBIT A

LOT 77, THE VILLAGE AT GRANDE VALLEY RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 18.

Proprietary

Date: 5/27/2022

File Number: 686-200040

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of The Steven Ross Ihde and Clara Macias Ihde Living Trust are as follows:

Name:	National Rifle Assocn
Address:	
Name:	EWTV Eternal Word TV Network
Address:	
Names:	
Address:	
Name:	
Address:	
Names:	
Address:	

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 404-22-177

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? NONE

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Steven Ross Ihde, Clara Macias Ihde, as Trustees of The Steven Ross Ihde, and Clara Macias Ihde Living Trust, dated 7/7/20

P.O. Box 749

Arizona City, AZ 85123

3. (a) BUYER'S NAME AND ADDRESS:

Sharon Huttunen
16600 25th Ave NE, Unit 108
Marysville, WA 98271

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

3972 W Lariat Ct
Eloy, AZ 85131

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Sharon Huttunen
3972 W Lariat Ct
Eloy, AZ 85131

(b) Next tax payment due **October 1, 2022**

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box.

- a. Vacant land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
- i. Other Use; Specify:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

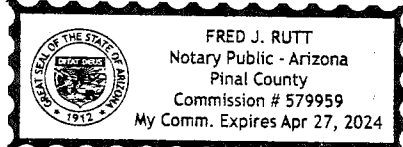
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: Steven Ross Ihde, Clara Macias Ihde
State of ARIZONA, County of PINAL
Subscribed and sworn to before me on this 23 day of MAY, 2022.
Notary Public: [Signature]
Notary Expiration Date: 4-27-2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION: PINAL
FEE NO: 2022-066764
RECORD DATE: 06/08/2022

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$285,000.00

11. DATE OF SALE (Numeric Digits): 06/2022
Month / Year

12. DOWN PAYMENT: \$5,163.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from Financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property: \$0.00 AND briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Title Alliance Platinum Agency, LLC
18291 N. Pima Road, Suite A-115
Scottsdale, AZ 85255

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached hereto

Signed in Counterpart
Signature of Buyer / Agent: _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of JUNE, 2022.
Notary Public: _____
Notary Expiration Date: _____
File No. **686-200040**

Legal Description

LOT 77, THE VILLAGE AT GRANDE VALLEY RANCH, ACCORDING TO THE PLAT
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 18.

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AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **404-22-1770**

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? NONE

Please list the additional parcels below, (attach list if necessary):

(1) _____ (2) _____ (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Steven Ross Ihde, Clara Macias Ihde, as Trustees of The Steven Ross Ihde, and Clara Macias Ihde Living Trust, dated 7/7/20

P.O. Box 749

Arizona City, AZ 85123

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- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:

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See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signed in Counterpart

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of MAY, 2022.

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

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Month / Year

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Title Alliance Platinum Agency, LLC
18291 N. Pima Road, Suite A-115
Scottsdale, AZ 85255

18. LEGAL DESCRIPTION (attach copy if necessary):

See legal description attached hereto

Sharon Huttunen
Signature of Buyer / Agent

State of **WA**, County of **SN OHOMI SH**

Subscribed and sworn to before me on this **7th** day of JUNE, 2022.

Notary Public *Beverly A. Carlson*

Notary Expiration Date **12/22/2023**

File No. **686-200040**

NOTARY PUBLIC
STATE OF WASHINGTON
BEVERLY A. CARLSON
License Number 98583
My Commission Expires 12-22-2023

Legal Description

LOT 77, THE VILLAGE AT GRANDE VALLEY RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D OF MAPS, SLIDE 18.

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